

LONDON BOROUGH OF CROYDON

REPORT:	CABINET
DATE OF DECISION	22 March 2023
REPORT TITLE:	Regina Road Estate, South Norwood – Outcome of Statutory Consultation and Arrangements for a Ballot of Residents on the Landlord Offer
CORPORATE DIRECTOR	Susmita Sen, Corporate Director for Housing
LEAD OFFICER:	Robin Smith, Housing Projects Adviser
LEAD MEMBER:	Councillor Lynne Hale, Deputy Mayor and Cabinet Member for Homes
KEY DECISION?	YES 8622EM
CONTAINS EXEMPT INFORMATION?	NO
WARDS AFFECTED:	All

1. SUMMARY OF REPORT:

- 1.1 This report proposes action to continue the process of addressing the current and recurring unsatisfactory situation at the Regina Road estate where three ageing tower blocks require intervention to ensure modern social housing fit for the 21st Century. The unacceptable condition of the estate resulted from years of decline, a failure to resolve key maintenance issues and a failure to respond in a timely manner to the worsening conditions highlighted by residents at Regina Road. The Council is now taking action to address past failures and to move forward at pace and ensure that this is done in consultation with residents and in adherence with the Residents Charter which was approved at Cabinet on 16 November 2022.
- 1.2. The report reviews the outcome of the statutory consultation with residents undertaken by the Council over the period 13 December 2022 to 26 January 2023, as authorised by Cabinet on 16 November 2022 (Key Decision ref 5122EM) in accordance with Section 105 of the Housing Act 1985 and, to the extent relevant, under section 137 of the Housing Act 1996 on proposals to refurbish or demolish and redevelop the three tower blocks and certain other properties within the Regina Road estate.
- 1.3. Cabinet also agreed that affected residents (including tenants, leaseholders and freeholders) be consulted on draft Tenant and Leaseholder/Freeholder Offers, with the outcome of these consultations to be reported back to the Mayor and Cabinet in early 2023. The outcome of this consultation has informed the proposed final Landlord Offer, Appendix 4 to be made to residents, in the event that it is decided

that it is appropriate to proceed with redevelopment rather than refurbishment, and in line with GLA funding requirements which requires a ballot of residents.

- 1.4. In summary, the outcome of the statutory consultation shows that there is support for demolition and redevelopment. The outcome of this statutory consultation is detailed at Appendix 1.
- 1.5. In summary the outcome of the consultation in respect of draft Tenant and Leaseholder/Freeholder Offers, which were based on research into best practice, seeks improvement to the final Offer for ballot purposes. The outcome of this consultation is also detailed in Appendix 1. Proposed amendments to the Landlord Offer are detailed within the body of the report and set out at Appendix 4 which is recommended for adoption as the final offer for purposes of Ballot.

2. FINANCIAL IMPACT:

- 2.1 The proposals sit within the Housing Revenue Account (HRA), with an estimated cost of £80m, and there will be no direct financial impact on the Borough's General Fund. This is an increase on the figure reported to Cabinet in November 2022 as following on from the consultation process the scheme plans now include additional homes, together with the costs of buying back 25 leasehold/freehold properties and demolition costs for 191 properties. The intention is to ensure that there is no loss of Council housing. 120 new social rent council homes are planned at Regina Road in Phase 1, with a further 80 social rent council homes in future phases. This would deliver a minimum of 200 new social rent council homes at Regina Road – a net gain on what exists at present. All of these proposals are however subject to necessary planning permission and other relevant permissions being in place.
- 2.2 The full options available for Regina Road and financial implications will be set out following the outcome of the Ballot. These will be included in the costs of the overall Housing Investment Plan being developed and will form the update to the next iteration of the HRA Business Plan. The future options will need to ensure the expenditure is essential and represents good value for Croydon.

3. RECOMMENDATIONS:

For the reasons set out in the report and its appendices, the Executive Mayor in Cabinet, is recommended to:

- 3.1. Consider the outcome of the statutory consultation with tenants, leaseholders and freeholders in the Regina Road area set out at Appendix 1 over the six weeks from 13 December 2022 to 26 January 2023.
- 3.2. Consider the outcome of the consultations in respect of draft Tenant and Leaseholder/Freeholder Offers which was undertaken with tenants, leaseholders and freeholders in the Regina Road estate over the six weeks from 13 December 2022 to 26 January 2023 and as set out at Appendix 1 and in the Landlord Offer at Appendix 4.

Having due regard to the outcome of the statutory consultation at Appendix 1, the outcome of the consultation on the Offers as detailed in Appendix 1 and in light of the consideration of the equalities matters and public sector equality duty as detailed in section 19 of this report and the financial implications as detailed in section 16.

- 3.3. Agree that demolition and redevelopment of the three towers and immediately surrounding area is the Council's preferred way forward for the area that has been subject to statutory consultation, as defined on the plan attached as Appendix 2, but that a final decision on the approach will not be undertaken prior to the outcome of the proposed ballot.
- 3.4. Agree the content of the Landlord Offer at Appendix 4 for purposes of Ballot, that this offer be effective from 16 November 2022 and that this Offer be published and circulated to eligible residents in advance of any proposed Ballot as required by GLA requirements. Also, that any minor changes, such the correction of typographical errors within the content or updates due to statutory changes be delegated to the Corporate Director of Housing in consultation with the Cabinet Member for Homes.
- 3.5. Agree that a Ballot of eligible residents as defined by the GLA funding guidelines and requirements, be held for a period of at least 21 days during April and May on the Landlord Offer, Appendix 4 to this report, and to note that the Ballot will be undertaken by an appropriately qualified Independent Party. The outcome of the Ballot be reported back to the Mayor and Cabinet.
- 3.6. Agree that no further tenancies, permanent or temporary, be granted at any of the properties within the Regina Road estate, as defined on the plan attached at Appendix 2, pending the outcome of the ballot and further report.

4. BACKGROUND

- 4.1. The Regina Road Estate was developed as social housing by the Borough in the mid-1960s. The estate shown on the plan attached at Appendix 2 includes three 11-storey tower blocks (each containing 44 flats), 5 medium rise blocks (containing 50 flats) and 9 two-storey properties all of which are included in the scope of this report. The towers were built using the Wates Large Panel System (LPS). The three towers are one of three clusters of LPS blocks in Norwood, as shown at Appendix 5. This area in Appendix 2 has been subject to statutory consultation for possible inclusion in a redevelopment programme. The area includes some green space, a play area and a kindergarten.
- 4.2. Only the three tower blocks were retrofitted with insulated cladding c.1999 as part of a refurbishment project to improve living conditions. However, the flats in the tower blocks – particularly in nos 1-87 - have suffered in recent years from a variety of issues including water penetration, condensation and mould that have proved

difficult to rectify. This unsatisfactory situation has developed over recent years because these key maintenance issues, highlighted by residents, were not addressed in a timely way.

4.3. This report considers the outcome of the consultations:

- refurbishment or redevelopment (statutory)
- draft Tenant Offer
- draft Leaseholder/Freeholder Offer

4.4. Appendix 3 summarises the results of the consultations. A key issue is that, at the start of the formal consultations, only 163 of the 191 properties within the consultation area were inhabited, and numbers are declining. The formal consultations followed numerous resident engagement sessions where residents attending voiced strongly their view that demolition was the way forward. The formal consultation ran for a period of just over six weeks from 13 December 2022 to 26 January 2023 to allow for the Christmas holidays and several well-publicised events were held on-site, at Stanley Arts (formerly Stanley Halls) nearby, and on-line. Direct responses to formal consultation were lower than expected and this may have been because:

- Historic perceptions of a lack of action from the Council resulting in possible indifference.
- Visual elements of the potential future design of the area, if a regeneration option were to be progressed, were yet to be developed in conjunction with residents for residents to engage with
- Residents had already engaged with the Council via early engagement activity and through outreach
- Some residents have engaged through the Regina Road Support Group using WhatsApp. The Support Group provided a collective response to the consultations which is included in Appendix 3

4.5. To help ensure better involvement, consultation events are continuing, and will continue, right up to any ballot that the Council might authorise. Evening events, daytime surgeries, a Saturday family event, letters, leafleting, posters, website information and door knocking are all being planned for the next few weeks.

5. STATUTORY CONSULTATION WITH RESIDENTS

5.1. The Regina Road tower blocks have lacked investment for several years. Following the election of the Executive Mayor, engaging with residents began to gather pace to address the concerns of residents and try to start to re-build trust with the local community. As detailed to Cabinet in the 16 November 2022 report, a Walkabout

was held with residents of the three tower blocks on the evening of Wednesday, 13 July 2022. The main issues raised were repair issues, some dating back several years and related to general whole block fabric/service failures which keep re-occurring despite repeated attempts to fix. Residents present understood the difficulties associated with blocks nearly 60 years old and emphasised they would appreciate new homes in preference to the continuous process of patching old homes. Some residents said they would be happy to move away from Regina Road.

- 5.2. What has become very clear in recent months is that the tower blocks are in a poor state of general repair and this situation is causing frustration for residents. This unacceptable situation needed to be addressed at pace. Engagement sessions focused on hearing the views of residents and trying to establish channels for communication and consultation going forward on the future of Regina Road.
- 5.3. Three listening meetings with residents were held on 7, 13 & 17 October, including those of homes within the area of Plan No. 1 (Appendix 2). These meetings aligned with the objectives listed in the Residents' Charter agreed by the Council in June 2022. The purpose of the meetings were to share with residents the findings of our research so far, to commence discussions on the future of Regina Road and to hear their initial views and concerns. Residents expressed:
 - a preference for continuing to live in South Norwood, convenient & friendly
 - disappointment with the past Housing service
 - enjoy the view of the green space
 - general support for rebuilding (although some prefer refurbishment)
 - timescale
 - many questions about the detail of what it means for them personally as a tenant/leaseholder/freeholder
 - housing need questions
 - issues about mould
- 5.4. Having regard to the above, Cabinet on 16 November 2022 decided to authorise statutory and formal consultations. The statutory consultation was in relation to Housing management matters in accordance with the arrangements adopted by the Council under section 105 of the Housing Act 1985 and 137 of the Housing Act 1996 and asked for residents' views on refurbishment as opposed to demolition and rebuilding.
- 5.5. In addition, the Council simultaneously consulted residents on draft Tenant and Leaseholder/Freeholder offers for the Regina Road estate. Regardless of whether residents favour refurbishment or demolition and redevelopment, they need to know how the options impact on them and their families. The draft offers were prepared on the basis of best practice, as summarised in the report to Cabinet on 16 November 2022. Feedback from residents has been taken into account in the redrafting of the Tenant and Leaseholder/Freeholder Offers which are incorporated into the Landlord Offer (attached at Appendix 4).
- 5.6. At Appendix 3 is the report prepared by Altair Ltd – the Council's Lead Consultant - on Resident Engagement and Preparations for Ballot.
- 5.7. In the light of the support for demolition and rebuilding, as opposed to refurbishment, approval in principle is sought to proceed with a demolition and rebuilding option as

the Council's preferred option. As the Council wishes to apply for GLA funding for the demolition and rebuilding, subject to Cabinet approval, the next stage will be to undertake a ballot of residents on the Landlord Offer. Such ballot must be undertaken in accordance with the GLA requirements as set out in the GLA funding agreement and associated guidance. This is proposed for April/May. If the majority of the residents eligible to vote in the ballot who cast their vote are in favour of the Landlord Offer – Appendix 4 to this report - then the Council may be eligible to apply for and receive GLA funding.

- 5.8. Delivery of such new building might be by a range of partnership options involving the Council, Housing Associations, private developers and charities/community groups, but it is important to be clear that the Landlord Offer proposes new Council housing for existing residents at Regina Road, either at Regina Road or nearby. This will be further elaborated in future reports should acceptance of the Landlord Offer be the outcome of the Ballot.

6. OUTCOME OF STATUTORY CONSULTATION

6.1. Refurbish v Redevelop

In the previous Cabinet report on 16 November 2022, it was demonstrated that comprehensive refurbishment is likely to cost more than rebuilding to modern standards and may not deliver the longevity and modern standards desired. In addition, there remain uncertainties over mould eradication, potential for falling short on key areas such as expected structural life, modern fire safety, space standards, balcony/outdoor space, thermal comfort, wheelchair-friendly and family sized homes. These shortcomings have been explained to residents, particularly during two Tower Block Information sessions held on 13 & 16 January 2023. Equally, residents want to be assured about the potential benefits of having a new, well-built modern home, so the drafting of a basic specification for a modern home is being progressed at design workshops alongside a preliminary assessment of how rebuilding might be carried out.

- 6.2. The outcome of the statutory consultation recorded at Appendix 1 shows that a majority of residents responding to the statutory consultation in favour of demolition and rebuilding of, not only the three towers, but also most if not all of the surrounding medium and low rise housing.

7. OUTCOME OF CONSULTATIONS ON TENANT AND LEASEHOLDER/FREEHOLDER OFFERS

- 7.1. The outcome of the consultation on the offers is set out in Appendix 1. The main themes from the responses are:
- Rights of temporary tenants
 - Rehousing options for tenants

- concerns about rent balances
- Bedroom entitlement for tenants
- anti-social behaviour and rent clauses
- The number of offers of accommodation
- Tenant improvement
- Allocation of homes and waiting list prioritisation
- Concerns about the decant process
- Valuation and the lack of External Wall System (EWS1) forms
- Whether choice is available for returning to the estate for shared equity/ownership solutions

7.2. It is important to note that the final Landlord Offer for which approval is sought via this report, is for the purposes of the ballot at Regina Road and in light of the circumstances there. Households, regardless of tenure who have their principal home on the Estate and who have been on the housing register for at least one year prior to the date the Landlord Offer is published, will be able to vote in the ballot. The offer is available only to tenants, leaseholders and freeholders living in eligible households occupying properties within the red line shown on the map in Appendix 2, on or after 16 November 2022 when Cabinet authorised consultation. They do not apply to any other parts of the Borough. Any other rebuilding schemes that the Council might wish to progress will be subject to separate offers, whether specific to the individual scheme or a Borough wide approach.

7.3. Having regard to the views expressed, Cabinet is asked to approve the proposed Landlord Offer which includes key commitments to residents that are based upon feedback from consultation and have been drawn up in discussion with the Resident Working Group. If the vote at ballot is “yes” from the majority of residents, these commitments will include, subject to planning and other relevant permissions where relevant the following:

The Tenant Offer

- | |
|---|
| <ul style="list-style-type: none"> ● Aims to decant as many existing residents as possible in “One Move”. ● 3 offers of accommodation with a right of review ● Households in temporary accommodation on licence to be converted in secure tenancies. ● Statutory Home loss payment of £7,800 ● Disturbance compensation ● Help with removals ● Compensation available to Tenants for home improvements ● Tackle overcrowding and re-assessing households housing needs ● Extra Care or Sheltered housing available ● Right to return to a new home in Regina Road if tenant has left after 16 November 2022 |
|---|

- Right to choose either a secure tenancy or assured tenancy near the area of Regina Road or to another part of the Borough
- Downsizing to a smaller home if agreed
- Dedicated support for tenants

Leaseholder and Free Holder Offer

- Dedicated support for Leaseholder and Freeholders
- Market Valuation plus 10% Homeloss payment
- Valuation will take into account acceptable fire rating and good external repair (based on EWS1 with an A2 risk rating)
- Home loss at 10% of the value of the property to a maximum of £75000
- Disturbance compensation
- Legal costs, stamp duty and surveying fees covered by the Council
- Basic Loss Payments for Non-Resident Leaseholders – 7.5% of market value, to a maximum of £75000

8 DAMP & MOULD SURVEYS AT REGINA ROAD

8.1 Damp and mould have been a significant issue within the three tower blocks. In the light of the review of relevant policies required by both the Secretary of State and the Regulator for Social Housing following the Rochdale case, damp and mould surveys have been commissioned for every inhabited tenanted property within the area subject to statutory consultation where access could be obtained. These were undertaken by specialist surveyors, attended by a Tenancy Officer, and concluded by 1 February.

8.2 The results of the surveys according to the Housing Health & Safety Rating Scheme (HHSRS) are shown in Table 1:

Table 1 – Damp & Mould Surveys at Regina Road, January/February 2023

Tower	Total Homes	Void	Leasehold	Tenant	Inspected	I Severe	II Moderate	III Slight	IV Typical
1-87	44	15	1	28	14	0	2	5	7
2-56A	44	5	2	37	20	0	6	8	6
58-108A	44	8	0	36	17	0	8	5	4
Tower Totals	132	28	3	101	51	0	16	18	17
89-123	18	0	8	11	12	0	2	8	2
112-128	9	0	4	5	5	0	2	1	2
110a	8	0	1	7	6	0	1	3	2
Sunnybank	24	3	9	12	10	0	5	1	4
Totals	59	3	22	35	33	0	10	13	10

Grand Totals	191	31	25	136	84	0	26	31	27
---------------------	------------	-----------	-----------	------------	-----------	----------	-----------	-----------	-----------

- 8.3 Class I – Severe means immediate threat to life. Class II - Moderate means a risk which is likely to, but not immediately cause moderate harm: early action is needed to remove the risk and these actions are being taken. Class III - Slight is where the particular hazard is unlikely to cause harm, but there is a small element of risk and therefore some action is needed and this being programmed. Class IV - Typical means no risk and no further action needed.
- 8.4 Residents were notified in advance and alternative appointments offered, in attempts to visit all 136 properties. Properties inspected total 84 households. The low/medium rise homes show a slightly higher percentage prevalence of mould in Class II and III – 69% relative to 66% of properties inspected.

9 FUTURE OF PROPERTIES IN THE CONSULTATION AREA

- 9.1 The Regina Road project provides an excellent opportunity for new modern housing to the latest standards to be built for local residents, replacing ageing housing built to the lower standards of a past era.
- 9.2 This is an excellent opportunity for the council to work with internal and external partners to meet the housing needs of the whole community. The Council's Public Health Officers have already expressed an interest in the Regina Road project with a view to assessing the impact on local public health over time.
- 9.3 As highlighted in the 16 November 2022 Cabinet report, the three tower blocks at Regina Road were built in the 1960s by Wates using a Large Panel System (LPS). LPS blocks have proved problematic for many local authorities, including Croydon. The conclusion reported on 16 November was that the Regina Road towers are at the end of their economic and structural lives. As has been widely documented, the Regina Road LPS blocks have significantly structural and damp challenges which require resolution. With resident support for their demolition from the recent statutory consultation, and also from other recent engagements, it is recommended that this be the Council's preferred option in the Landlord Offer.
- 9.4 There was also support from the medium and low rise properties within the consultation area for demolition and rebuilding. It is important to note that the future of each of these blocks needs to be carefully assessed based on a thorough options appraisal of potential designs. The outcome of any refurbishment within the consultation area should be a building fit for comfortable living for the next 60 or so years because the building will sit alongside new development. The cost of refurbishing ageing properties relative to the community and environmental gain

achievable with rebuilding options is being assessed on behalf of the Council for a future report.

- 9.5 The report to Cabinet on 16 November 2022 demonstrated the very high costs of refurbishment for the tower blocks, higher than the costs of rebuilding, while not delivering modern homes built to the latest GLA space standards. The costs of refurbishing low and medium rise housing are also high, while also not delivering modern homes built to the latest GLA space standards. Taking the opportunity to include surrounding housing creates the opportunity to boost investment in the local area by increasing the number of new homes, public and private, while providing attractive open space and play areas. There are various options on the extent of rebuilding medium/low rise housing within the consultation area. Meetings with residents of these medium/low rise blocks are ongoing to ascertain the views of individual residents and will be reported alongside the results of any Ballot so that final decisions may be considered.
- 9.6 **Site adjacent nos 1-87 & nos 89-157 Regina Road.** This cleared site is being acquired (subject to relevant decision making processes) and is planned to be incorporated into redevelopment of the tower, nos 1-87.
- 9.7 **Nos 89-123 Regina Road (two maisonette blocks).** These ageing blocks need significant refurbishment work for an extended life. Incorporation of these two blocks into a rebuild scheme would significantly increase the capacity of the former Brick-by-Brick site above.
- 9.8 **Nos 112-128 Regina Road (9 houses/flats).** These two storey buildings on the edge of the consultation area also in need of significant refurbishment if they are to remain. They were incorporated partly because their current access utilises a significant amount of land and partly because they are adjacent taller, more modern buildings.
- 9.9 **No. 110a Regina Road (8 modern flats in one block).** This is a modern block with poor access/parking arrangements that utilise a significant amount of land. Rearrangement would be beneficial in any rebuilding project. There appear to be specification and repairs issues with this block and a meeting is being arranged with the eight households.
- 9.10 **No 110 Regina Road – Kindergarten.** This single-storey former community centre is leased by the Council to a privately-operated kindergarten. The entire property covers a significant amount of land and has a protected tree. Reprovision within any rebuild scheme is an important consideration.
- 9.11 **Sunnybank nos 1-8 (24 flats in two blocks).** These ageing blocks need significant refurbishment work for an extended life. Incorporation of these two blocks into a rebuild scheme would increase the capacity for new housing.

10 GLA REQUIREMENTS FOR THE LANDLORD OFFER

10.1 The GLA have very specific requirements for the contents of the Landlord offer if the Council is to comply with their Funding requirements and in turn potentially be eligible for GLA funding. Under these requirements the Council is required to make Landlord Offer documents easily accessible and must contain sufficient information for eligible residents to make an informed decision about the future of their estate. As a minimum, the Landlord Offer *must* include the following:

The broad vision, priorities and objectives for the estate regeneration, including information on:

- Design principles of the proposed estate regeneration.
- Estimated overall number of new homes.
- Future tenure mix.
- Proposed associated social infrastructure.
- Details of the full right to return or remain for social tenants living in homes that are to be demolished.
- Details of the offer for leaseholders and freeholders of homes that are to be demolished.
- Commitments relating to ongoing open and transparent consultation and engagement.

10.2 The Landlord Offer should include a map showing the boundary of the existing social housing estate. The Landlord Offer should also include a map showing the proposed boundary for the Strategic Estate Regeneration Project. The map at Appendix 2, shows the boundary of the existing social housing estate, which is the same as the proposed Strategic Estate Regeneration Project.

10.3 The Landlord Offer will involve, subject to Planning permission and other relevant permissions:

- Rehousing all secure tenancies as soon as practicable in a Council-rented property at or near Regina Road in a new Council home at social rent levels, ideally in a single move.
- A Phase 1 at Regina Road of approximately 120 homes on existing vacant land, and 21 new homes nearby.
- 25 shared equity homes, available for resident leaseholders/freeholders
- A significant increase in density from 191 homes to over 400 homes which will assist local housing supply
- Rehousing elsewhere is a possibility if that is what the household wishes
- The right-of-return for households who have left Regina Road after 16 November 2022
- A mix of tenures to help offset the cost of rebuilding homes for existing residents
- Council homes to be built to GLA space standards and to a good specification
- Enhanced, usable open space and play area

- Re-provision of kindergarten in a way that allows some community meeting facility

- 10.4 In its Landlord Offer to residents, the Council must explain the arrangements for casting votes in a ballot. As a minimum, the offer should explain:
- the question that will be put to eligible residents in the ballot;
 - details of the timing of the ballot;
 - details of the different ways in which eligible residents may cast their vote in the ballot;
 - details of when the results of the ballot will be announced;
 - details of how the ballot will be undertaken by an Independent Body; and
 - contact details for further advice and guidance on any issues related to the Estate Regeneration Project and/or the ballot.
- 10.5 The Council must publish one Landlord Offer document containing all the required information and send a copy of the document to the GLA. While it is important for transparency purposes that all information pertaining to a Landlord Offer is captured in one document, the Council may additionally wish to produce separate offer documents for distribution to residents that are tailored to the three following different groups of residents that may be eligible to vote in the ballot namely Social tenants, Resident leaseholders and freeholders, and Residents living on the estate that are on the local authority's housing register. The Council should only produce separate offer documents in order to highlight information that is only relevant to a particular group of residents. For example, the offer document sent to social tenants must explain details of the full right to return or remain for social tenants, but it need not include details of the offer for leaseholders and freeholders. Information in tailored offer documents must be consistent with the overall Landlord Offer document.
- 10.6 The Landlord Offer should be written in a way that residents are capable of understanding. Technical jargon should be minimised and the Council should consider the requirements of different groups of residents including elderly residents, those whose first language is not English, and/or those who have disabilities when preparing and distributing offer documents.
- 10.7 There must be an appropriate amount of time between publishing a Landlord Offer and holding a ballot. The Council must publish the Landlord Offer and offer documents must be distributed to eligible residents sufficiently in advance of the vote to allow them a reasonable amount of time to consider the proposals. The ballot period – during which time eligible residents may cast their vote – should run for at least 21 days to maximise voter turnout. The ballot period must end within six months of the date the Landlord Offer was published.

11 BALLOT ARRANGEMENTS

- 11.1 If a ballot on the Landlord offer is approved via this report, the Independent Body will work with PublicVoice – the Independent Tenant & Leaseholder Adviser – appointed

last year, with involvement from resident representatives, to give advice to residents on the potential Ballot process, voting, relevant legislative requirements and best practice. The Independent Body will manage the Ballot, independent of the Council, handle voter enquiries and voter technical issues relating to voting channels, and provision of business hours Customer Services Helpline. They will provide the complete process through to reporting Ballot results. They are also responsible for certifying to the GLA that the Council has followed the GLA requirements in terms of the ballot.

- 11.2 In order to be eligible for GLA funding, the ballot must be conducted in accordance with GLA requirements and funding guidelines. These set out not only who is eligible to vote in any ballot undertaken but also matters pertaining to how the ballot is framed. Assurance that the Council has complied with the GLA requirements and that the ballot has been undertaken in a fair and appropriate manner must be provided by an Independent Body appointed by the Council for this purpose.
- 11.3 The GLA requirements set out the principles which must apply to such ballots, which include that:
- Ballots must offer a “yes or no” vote to eligible residents on the Landlord Offer
 - A positive ballot is one where there is a simple majority of those eligible residents voting that choose “yes” – that is, in favour of the Landlord Offer to regenerate the estate. There is no minimum threshold for turnout in a ballot.
 - The question posed in a ballot must be as unambiguous and as direct as possible and compliance with this requirement will be confirmed through the completion of the GLA Resident Ballot Compliance Checklist which must be signed by the Independent Body.
 - Where residents are invited to cast their votes in a ballot box, such a box should be placed in a neutral venue and not in the vicinity of any publicity encouraging a vote either way.
 - Ballot papers should be delivered to eligible residents under separate cover from any consultation material and/or the Landlord Offer.

- 11.4 Accordingly, as set out in the Landlord offer, the question which is proposed to be put to eligible voters at ballot is as follows:

Are you in favour of the proposal to demolish and rebuild homes as shown within the red line boundary on the Regina Road Estate?

- 11.5 One issue that has been raised by some residents is whether tenants who had moved out prior to Ballot because of the poor condition of their home could still be eligible to vote in the ballot. This has been discussed with the GLA. The GLA have indicated that any household that has or will move out after 16 November 2022 – the date Cabinet agreed to consult on the way forward – can be eligible to vote in the ballot, with a right of return to a new home at Regina Road if that is their wish when

new homes are available. At the time of writing this affects two households, but it is probable that more households will move ahead of the ballot.

- 11.6 A second issue relates to the twelve households in temporary accommodation at Regina Road, five of which will not have been resident for 12 months at Regina Road by the expected time of ballot. Households currently in temporary accommodation will have their homelessness duty discharged by the council by converting their license to accommodation into a secure tenancy within the Estate. They will then have the same rights as others on the Estate to the provisions within the offer.

12 REHOUSING RESIDENTS

- 12.1 As at 20 February 2023, 31 homes are being held vacant – over 16% of the total – as shown in Table 2: There are 135 occupied rented homes and 25 leaseholders/freeholders.

Table 2 – Occupancy of the Regina Road Project Homes, as at 20 February 2023

REGINA ROAD	TENANTS			L/H*	VOID	TOTALS
Tower Blocks	SECURE	TA	5 Year Flexi (Secure)			
1-87 (1 bed flats)	24	5	0	1	14	44
2-56A (2 bed flats)	30	4	2	2	6	44
58-108A (2 bed flats)	28	2	6	0	8	44
Tower Block Totals	82	11	8	3	28	132
89-123 Regina Road	10	0	0	8**	0	18
1-8 Sunny Bank	10	1	1	9	3	24
110a Regina Road	7	0	0	1	0	8
112-128 Regina Road	4	0	1	4*	0	9
Low/Medium Rise Totals	31	1	2	22	3	59
Grand Totals	113	12	10	25	31	191

*Includes three freeholders

** One of these is leased by the leaseholder to LBC as Emergency Temporary Accommodation

- 12.2 In the light of the consultation responses in favour of demolition and redevelopment, it is recommended to not let any homes in the consultation area that become available pending final decisions on the future of the area. The current 31 void properties will need to be secured and there will be a loss of rental income, but there will also be a significant saving on continuous reactive repairs.
- 12.3 One of the issues arising from statutory consultation is where residents might be moved. Efforts have been made through the design workshops with residents to explore how to address this issue so that, wherever possible, residents only have a single move within the local area, if continuing to live in the local area is their preference.
- 12.4 Initial design studies discussed at recent design workshops with residents indicate that a Phase 1 accommodating around 120 new homes within the consultation area may be feasible independently of any Estate demolition of the towers. The intention is to progress this as promptly as possible as direct build by the Council procuring a contractor under Joint Contract Tribunal (JCT) contract arrangements. Planning permission is required for this in the context of an indicative masterplan prepared through continuing resident engagement and the planning process.
- 12.5 The Council is completing the purchase of twelve new build properties nearby (10 x 1 bed and 2 x 2 bed). In addition, there is also a small site nearby that is being purchased with a valid Planning permission for nine homes that could be developed by the Council through a local contractor using JCT contract arrangements. These could be set aside to facilitate the decanting of the tower blocks.
- 12.6 It should therefore be feasible to rehouse up to around 140 households locally within a reasonable time frame. This approximates with the current 135 occupied rented homes. This means that the Council is close to a position where, with careful phasing, most residents of all currently rented homes can be rehoused in a single move locally. Where this might not be possible, e.g. a tower block needs to be emptied for early investigation of LPS structural life, residents may face a double move, but with the right-of-return to a new home in Phase 1.
- 12.7 There are also 25 leaseholders/freeholders within the red line boundary. While some of these households may choose to move elsewhere with the compensation available through the Landlord Offer, some may prefer a Shared Equity option with the Council. Accordingly, the financial implications include for building 25 Shared Equity homes that could be made available to resident leaseholders/freeholders.
- 12.8 To ensure no loss of Council housing, a minimum of 80 further social rent homes will be built in later phases, subject to Planning. This might include extra capacity to meet local housing or decant needs.

13 NEXT STEPS

- 13.1 The recommended next step is a ballot in April/May on the Landlord Offer as set out in Appendix 4 which has been prepared for members consideration in light of the outcome of the consultation and for approval for ballot purposes.
- 13.2 The EQIA presented to Cabinet on 16 November 2022 continues to be updated as additional information is obtained through ongoing engagement at Regina Road. Privacy statements have been prepared to request information about protected characteristics and this has been built into the resident engagement plan as the project progresses. Although we have been able to collect some equalities information and protected characteristics, as detailed below, we will need to continue to collect information through additional engagement opportunities, such as the housing needs assessment which will be undertaken at the appropriate time. We are also reviewing the information collated in relation to disabilities, language and neuro-diversity to ensure we tailor communications to the needs of residents involved in the consultation. This is critical to ensure all residents have equal access to the final Tenant and Leaseholder offers and information relating to the ballot. All materials produced for the consultation to date invite residents to request information in a different language or other formats if needed. This provision will be ongoing throughout the project.

Ethnicity	
Asian background	8%
White background	19%
Black British/Caribbean/African	48%
Mixed multiple	8%
Other ethnic group	8%
Prefer not to say/non disclosure	8%
*Rounded to the nearest decimal point	
Disability	
Yes	29%
No	16%
Non disclosure	55%
Sexual orientation	
Bisexual	0%
Heterosexual/Straight	70%
Homosexual	0%
Prefer not to say/non disclosure	29%
Other	1%
Gender	
Male	27%
Female	72%
Prefer not to say/Other	1%
Other (Tenants/leaseholders)	

Elderly (65+)	13%
Under (<65+)	74%
prefer not to say/ undisclosed	13%
Religion/belief	
Muslim	8%
Christian	2%
Other	2%
Not Known	83%
Prefer not to say	5%
Tenure	
Freeholder	2%
Leaseholder	12%
Secure tenants	80%
Temporary Accommodation resident	5%
Not known	1%

- 13.3 The Council will also need to be mindful of the costs of delivery at Regina Road relative to the needs of the housing stock generally throughout the Borough and the need for additional homes. Building extra housing capacity will need to accord with the Local Development Plan. A mix of tenures will be essential to offset the costs to the Council of what is a substantial project, involving not only the Council but with partners that may include a private housebuilder, a Housing Association, or potentially a charity or community-led organisation.
- 13.4 Funding, subject to ballot, will be sought from the GLA in June/July 2023 for Phase 1 to accord with GLA bidding timetables. Further financial support for subsequent phases will also be sought in due course.

14 BALLOT TIMESCALE

- 14.1 The next stage is a ballot of eligible residents during April/May 2023, with the results to be reported back to Cabinet when any final decision that might be taken. The proposed timetable, which is after Easter and includes the Coronation weekend, is as follows:

Table 3 – Proposed Ballot Timetable

Activity	Date
Landlord Offer published	Tuesday 11 April 2023
Ballot dispatch	Wednesday 26 th April 2023
Voting period	Wednesday 26 th April– Monday 22 nd May
Ballot results	Tuesday 23 rd May 2023
Ballot results posted	Friday 26 th May 2023

15 RISK MANAGEMENT

- 15.1 The Regina Road project is a major project involving major expenditure over several years. It is not without risk. It is important to consider risks, both existing and potential, carefully so that appropriate mitigations can be considered as early as possible and put in place where necessary.
- 15.2 Accordingly, risk workshops have been held corporately using the Council's risk management methodology. The current Regina Road Risk Register is at Appendix 6. Risks are scored according to Probability and Impact, both in relation to current and future risks. Control measures for mitigating impact are also set out.
- 15.3 The highest current risks relate to:
- The Council needs to resolve outstanding compliance issues on historic projects – no GLA grant available until these are resolved
 - lack of trust because of recent Section 114 notice – failure to engage
 - the possibility of a Compulsory Purchase Order – causing delay
 - heavy costs to leaseholders for refurbishment – unaffordable to leaseholders
 - The scheme requires planning permission(s) and will be determined against the London Plan 2021 and Croydon Local Plan 2018 unless material considerations indicate otherwise.
 - viability - ensuring the Council has sufficient funding to deal with other housing areas requiring investment as well as partners being willing to participate
 - construction cost inflation – increased costs and delay
 - insurance risks – increased costs
 - project management capability – increased costs and delay
 - early procurements to save time – potential abortive costs
- 15.4 None of these are seen as insurmountable at this early stage. As a major project, risks at Regina Road will be monitored monthly through the corporate Project Board for the project.
- 15.5 Viability is flagged above as one of the highest current risks. Much of this will relate to balancing the costs of the project with the appropriateness of the scheme and tenure of development when assessed against the Local and London Plan 2021 Planning Policies through the planning process. The project is seeking to ensure a good quality scheme that will be a credit to the Borough and its residents. As mitigation the pre planning application process has commenced, is in its early stages and will be followed by the submission planning application(s).

16 FINANCIAL CONSIDERATIONS

- 16.1 The HRA Business Plan, which Cabinet approved on 22 February 2023, currently allows for borrowing of £50m (in 2024-25) to fund the initiation of capital projects, including initial spend of £15m at Regina Road.
- 16.2 To provide 141 new replacement social rent homes at Regina Road (120 on the estate + 21 nearby) plus 25 shared equity homes suitable for leaseholders/freeholders would cost a maximum of £80m at current prices. For the purposes of this paper we have assumed this would be fully funded from borrowing. The HRA Business Plan demonstrates that this would be viable over the 30 year business plan life provided the profiling of future years borrowing is also reviewed. This includes the purchase of 12 units at Trellis Mews as referenced in the 30 November 2022 Cabinet report entitled 'Brick by Brick Croydon Ltd Update Report'.
- 16.3 There are several options that can be considered on how any scheme at Regina Road might be delivered. These range from a Council-led rebuild project which would replace and add to the Council's stock of social housing as well as possible partnership options with Housing Associations and/or private housebuilders with different cost profiles. The options will consider the wider social need within the borough such as social care need and the demand for key worker accommodation and the intention to maintain the number of council houses on the estate.
- 16.4 Leaseholder buybacks may also be required should the outcome of the ballot result in the rebuild option being approved. These costs are included in the estimated £80m project costs, as are all demolition costs.
- 16.5 Financial modelling on the design options available for Regina Road is being undertaken for discussion with Planners at GLA and the Council. The 16 November 2022 Cabinet Report demonstrated that refurbishing the towers is the option that delivers poor value-for-money and current financial modelling confirms this. The redevelopment of the full site offers better value-for-money and is the recommended option on a financial basis.
- 16.6 Detailed work will be carried out following the outcome of the ballot to ensure that all options for maximising value to the HRA are investigated for this redevelopment project.
- 16.7 Use of HRA reserves, Right to Buy receipts and GLA grant are all to be considered as part of the funding mix alongside the borrowing requirement referenced. This will reduce the estimated £80m cost. A detailed options appraisal for the entire site will be progressed as feasibility and design work progress; and in the light of the ballot result.
- 16.8 The HRA Capital Financing Requirement (CFR) stands at £365.4m and the HRA currently has 40 fixed PWLB loans in place totalling £334.3m. The rest of the CFR is funded by holding internal balances.

- 16.9 The HRA Business Plan assumes debt increases on the HRA with appropriate debt management provision in place. This will be reviewed over the coming months as the HRA Business Plan is updated to reflect new stock condition data.
- 16.10 The Housing Investment Plan is being developed and will form the update to the next iteration of the HRA Business Plan and will include the costs of Regina Road following the outcome of the ballot as well as other projects including our other LPS blocks and their future options.
- 16.11 Approved by Orlagh Guarnori, Head of Finance Housing

17 LEGAL CONSIDERATIONS

- 17.1 The Director of Legal Services and Monitoring Officer comments that the Council is required, under Section 105 of the Housing Act 1985 to maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management (a) to be informed of the authority's proposals in respect of the matter, and (b) to make their views known to the authority within a specified period; and the Council shall, before making any decision on the matter, consider any representations made to it in accordance with those arrangements. This report details the outcome of the statutory consultation to which members must have regard in deciding how to proceed with the proposals.
- 17.2 For the purposes of section 105, a matter is one of housing management if, it relates to the management, maintenance, improvement or demolition of dwelling-houses let by the authority under secure tenancies, or the provision of services or amenities in connection with such dwelling-houses; but not so far as it relates to the rent payable under a secure tenancy or to charges for services or facilities provided by the authority. It applies to all matters of housing management which represent a new programme of maintenance, improvement or demolition, or a change in the practice or policy of the authority, and are likely substantially to affect either its secure tenants as a whole or a group of them who form a distinct social group or occupy dwelling-houses which constitute a distinct class (whether by reference to the kind of dwelling-house, the housing estate or other larger area in which they are situated).
- 17.3 Where the Council is preparing an Offer for the purposes of complying with potential future GLA funding requirements (subject to the outcome of the statutory consultation for housing management matters referred to above and eligibility for GLA funding in respect of the project) the Offer document needs to comply with the following requirements which are specified by the GLA:
- 17.3.1 Offer documents must contain sufficient information for eligible residents to make an informed decision about the future of their estate. As a minimum, the Offer must include the following:
- The broad vision, priorities and objectives for the estate regeneration, including information on:

- Design principles of the proposed estate regeneration.
- Estimated overall number of new homes.
- Future tenure mix.
- Proposed associated social infrastructure.
- Details of the full right to return or remain for social tenants living in homes that are to be demolished.
- Details of the offer for leaseholders and freeholders of homes that are to be demolished.
- Commitments relating to ongoing open and transparent consultation and engagement.

17.3.2 In addition, the Offer should include a map showing the boundary of the existing social housing estate and include a map showing the proposed boundary for the Strategic Estate Regeneration Project (if this is different to the boundary of the existing social housing estate). For these purposes a project is a strategy estate regeneration project if it is involving:

- demolition of any affordable or leasehold homes whose freehold or long leasehold a Registered Provider owns on an existing social housing estate, and/or the demolition of any freehold properties previously acquired under the Right to Buy, Right to Acquire, or Social HomeBuy schemes on an existing social housing estate; and
- construction of at least 150 new homes, regardless of tenure, within the boundaries of an existing social housing estate.

17.3.3 Finally, relation to the Offer to residents the Council must explain the arrangements for casting votes in a ballot. As a minimum, the Offer should explain:

- the question that will be put to eligible residents in the ballot;
- details of the timing of the ballot;
- details of the different ways in which eligible residents may cast their vote in the ballot;
- details of when the results of the ballot will be announced;
- details of how the ballot will be undertaken by an Independent Body; and
- contact details for further advice and guidance on any issues related to the Strategic Estate Regeneration Project and/or the ballot.

17.4 In respect of which residents are eligible to vote in the ballot (if a ballot is necessary and subject to the outcome of the statutory consultation on housing management matters detailed above), the Council does not have discretion to set the voter eligibility criteria for ballots. Ballots must be open to all residents on the existing social housing estate – not just those currently occupying homes that are potentially due to be demolished – that fall into one or more of the following three eligibility criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies named as a tenant on a tenancy agreement dated on or before the date the Landlord Offer is published.

- Resident leaseholders or freeholders who have been living in their properties as their only or principal home for at least one year prior to the date the Landlord Offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on the local authority's housing register for at least one year prior to the date the Landlord Offer is published, irrespective of their current tenure.

- 17.5 Eligible residents are entitled to one vote per person. Individuals meeting more than one of the eligibility criteria must receive only one vote but there is no limit to the number of eligible voters per household. Only residents aged 16 or above are eligible to vote (provided they also meet the eligibility criteria defined in the bullet points above).
- 17.6 The need to rehouse tenants arises because of the Council's actions and not because of transfer applications made by them. Therefore, the provisions of Part 6 Housing Act 1996 do not apply to the transfers under these proposals by virtue of section 159(4A) Housing Act 1996. The duty on the local authority to rehouse the displaced person is separate from an authority's homelessness duties under the Housing Act 1996.
- 17.7 The Council's Allocation scheme ("the Scheme") provides that the scheme nonetheless accords secure tenants Band 1 priority where they are required to be decanted (moved from their current property) where it is necessary to allow the carrying out of major works to their block (refurbishment), or it is part of a regeneration scheme which requires demolition and redevelopment and the secure tenant cannot remain in occupation while the works are carried out. In addition, the Allocations scheme provides that they will be offered temporary accommodation in suitable alternative accommodation while the refurbishment or demolition and redevelopment work is carried out. The Scheme also provides that in such circumstances the secure tenant will be given the choice to return.
- 17.8 Whether a decision is taken to demolish any of the blocks or to undertake refurbishment works, the Council is entitled to possession under Ground 10 Schedule 2 Housing Act 1985. When relying on Ground 10, it is required to secure that there is suitable alternative accommodation available to the tenant.
- 17.9 Any Local Lettings Plan which is proposed to be adopted by the Council as provided for in the Council's Allocation Scheme is governed by the provisions of section 166A(6)(b) Housing Act 1996 (as amended). Section 166A(6)(b) of the 1996 Act enables housing authorities to allocate particular accommodation to people of a particular description, whether or not they fall within the reasonable preference categories and the draft Local Lettings plan as part of the Offer documents sets out the principles and procedures proposed to be adopted, subject to consultation, by the Council for the allocation of housing to Council tenants who will be affected by the refurbishment or demolition and redevelopment at the Regina Road Estate.
- 17.10 The Land Compensation Act 1973, and regulations published thereunder makes provision for compensation including via homeloss payments, disturbance payments and basic loss payments which secure tenants, leaseholders and freeholders on the

affected estate may be entitled to in certain circumstances and sets the statutory limits for some of these compensation entitlements.

- 17.11 A person does not qualify for a home loss payment unless they were in occupation of the dwelling as their only or main residence throughout a one-year period ending on the date of displacement, and that occupation must be as a result of an interest or right in the property. Interests that qualify are:
- any interest in the dwelling
 - a right to occupy the dwellings as statutory tenant or under a restricted contract
 - a right to occupy the dwelling under a contract of employment
 - a right to occupy the dwelling under a licence where either it is a right to occupy as a protected occupier, or the statutory provisions relating to secure tenancies apply to the licence, or the licence is an assured agricultural occupancy, or where the statutory provisions relating to introductory tenancies apply to the licence
- 17.12 A person occupying at the date of displacement, and who has at that time a qualifying interest in the property, is entitled to add to the period of occupation any time when they were occupying the dwelling as their only or main residence but without a qualifying interest.
- 17.13 Home loss payment is only payable where a displacement is compulsory. However, by virtue of section 32(7) LCA 1973 an authority possessing compulsory powers has a discretionary power to make a payment corresponding to Home Loss Payment to a person from whom an interest in a dwelling is being acquired by agreement. In addition, there is case law which indicates that where a resident moves voluntarily in anticipation of a redevelopment, they may be regarded as being displaced as a consequence of a redevelopment within the meaning of the statute but a causal link must be established between the redevelopment and one of the grounds under which statutory homelessness is payable.
- 17.14 Similar powers apply when, under section 32(7B) LCA 1973 (inserted by section 9(4) Housing and Planning Act 1986), a landlord obtains possession of a secure tenancy by agreement in circumstances where it could have obtained a court possession order under Grounds 10 or 10A Part II Schedule 2 HA 1985.
- 17.15 Discretionary payments are calculated in the same way as Home Loss Payments had dispossession been the result of compulsory acquisition or a possession order.
- 17.16 Disturbance payments are made to compensate a residential occupier for reasonable expenses in moving from the house or land. People who do not qualify for a home loss payment, for example because they do not satisfy the residence requirement, may be entitled to a disturbance payment.

- 17.17 The situations in which a disturbance payment can be made are broadly the same as those for home loss payments. The main difference is that any acquisition of land by an authority with compulsory purchase powers is sufficient; the acquisition itself need not be compulsory. Qualification is cumulative and occupiers may be entitled to both home loss payments and disturbance payments.
- 17.18 Disturbance payments can be paid to someone who is in lawful possession of the land. Lawful possession does not include lodgers or those with merely a licence to occupy.
- 17.19 Eligibility for disturbance payments is also affected by the reason for the displacement. Where the displacement is due to acquisition by a local authority possessing compulsory purchase powers, disturbance payments are only payable where the applicant is not entitled to compensation through any other Act. This does not include home loss payments, which are payable at the same time.
- 17.20 Where displacement is due to a housing order, resolution or undertaking, no disturbance payment can be made if compensation is payable under section 584A of the Housing Act 1985. This compensation is available to owners of property subject to a Closing or Demolition Order so this exception will only apply to owner-occupiers.
- 17.21 Disputes concerning the amount of disturbance payment can be heard by the Upper Tribunal (Lands Chamber).
- 17.22 Whilst the Building Safety Act 2022 will place requirements on the Council as Accountable Person under the Act in respect of “higher risk” buildings under that Act to develop and produce a “residents’ engagement strategy” for promoting the participation of relevant persons in the making of building safety decisions, those provisions are not yet in force although their requirements may come into force during the lifetime of this proposed project and officers will need to be mindful of the potentially changing and/or additional obligations these requirements would place on the Council, including in terms of additional statutory consultation with affected residents.
- 17.23 In relation to existing freeholders/ leaseholders, the Council should aim to reach agreements with those impacted by any proposals for the Regina Road estate. However, the Council may need to seek a compulsory purchase which is a legal function that allows the Council to acquire land, for a specific purpose such as redevelopment, if the landowner is not willing to sell by agreement. There are various statutory provisions relating to Compulsory Purchase Orders (CPO). The procedure for making and confirming CPOs is, in most cases, governed by the

Acquisition of Land Act 1981 (as amended by the Planning and Compulsory Purchase Act 2004). There are various stages to a CPO process, such as confirmation by the Secretary of State and implementation, including issuing relevant notices, before powers to take possession of land can be exercised. Compensation will need to be paid (primarily governed by the Compulsory Purchase Act 1965 and the Land Compensation Act 1973) and disputes in relation compensation can be referred to the Upper Tribunal (Lands Chamber). The Council may also be required to secure alternative accommodation for freeholders/ leaseholders if suitable alternative residential accommodation on reasonable terms is not otherwise available (section 39 of the Land Compensation Act 1973). Given the complexity of CPOs and the lengthy process, it is important to consider CPOs early and plan carefully. Legal advice will need to be obtained prior to making a CPO and throughout the process, including considering claims for compensation which can be made up to a period of 6 years.

17.24 Approved by Stephen Lawrence-Ormense, Director of Legal Services and Monitoring Officer

18 HUMAN RESOURCES IMPACT

- 18.1 A small team to focus on Regina Road is currently being recruited under the Council's Recruitment Policy. If any other issues should arise these will be managed under the Council's policies and procedures.
- 18.2 Approved by Jennifer Sankar, Head of HR for Housing Directorate and Sustainable Communities, Regeneration and Economic Recovery, for and on behalf of Dean Shoesmith, Chief People Officer.

19 EQUALITIES IMPACT

- 19.1 The Council has a statutory duty to comply with the provisions set out in Sec 149 of the Equality Act 2010. The Council must therefore have due regard to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 19.2 The department have sought to collate some data on protected characteristics at Regina Road and now hold some data on: ethnicity, sex, sexual orientation and religion. Over the course of the forthcoming months more data will be gathered on the remaining characteristics and efforts will be made to build trust which will support residents sharing their data. During the consultation efforts have been made to pay

due regard to all equality characteristics by ensuring that the consultation was accessible to all residents in particular those who may not have English as a first language and residents who are non-neurotypical.

19.3 The EQIA produced in November 22 is a live document and has been updated by the department with the data outlined in section 13 above – it is attached at Appendix 7.

19.4 Approved by: Denise McCausland Equalities Programme Manager

20 ENVIRONMENTAL IMPACT

20.1 Demolition of the ageing tower blocks and surrounding medium/low rise property for rebuilding in a way that includes more effective utilisation of green space would have a positive impact on the local environment. This will involve extensive discussions with both the GLA as strategic planning authority and Croydon as Local Planning Authority. Pre-application planning application discussions have started, but are in their infancy.

20.2 Approved by Susmita Sen, Corporate Director Housing

21 CRIME AND DISORDER REDUCTION IMPACT

21.1 There is some minor-level anti-social behaviour on the estate, as reported by residents. Any modern well-planned redevelopment should reduce the incidence of such behaviour. By working with the specialist Police Design Out Crime officers we can look to build modern crime prevention techniques and designs into the estate which will help prevent crime and ASB.

21.2 There are no crime prevention and reduction implications because of the recommendations in this report.

21.3 Approved by Kristian Aspinall, Director of Community Safety.

22 DATA PROTECTION IMPLICATIONS

22.1 The report contains no sensitive or personal data.

22.2 The recommendations will involve the processing of personal data or special category data. A Data Protection Impact Assessment was completed on 28 November 2022 and this was agreed by the Data Protection Officer on 9 December 2022 in relation to the data to be collected up to and including any ballot.

22.3 Approved by Susmita Sen, Corporate Director of Housing

23 CONTACT OFFICER:

23.1 Robin Smith, Housing Projects Adviser

telephone number 0208 726 6000 ext 26081

24 APPENDICES TO THIS REPORT:

Appendix 1 – Report on Outcome of Statutory and other Consultations (attached)

Appendix 2 - Plan showing location of the three tower blocks and surrounding medium and low-rise development within a boundary (attached)

Appendix 3 - Report on Resident Engagement and Ballot Preparation (attached)

Appendix 4 – Landlord Offer for Ballot (attached)

Appendix 5 – Location of Large Panel System Tower Blocks in Norwood (attached)

Appendix 6 – Regina Road Risk Register (attached)

Appendix 7 – EQIA update (attached)

25 BACKGROUND DOCUMENTS – LOCAL GOVERNMENT ACT 1972

None